

Morgan County Planning Commission
Meeting Minutes
September 27, 2011

I. CALL TO ORDER

Meeting was opened at 7:05 p.m.

Members present: Brian Carter, Jack Soronen, Brenda Hutchinson, Scott Swaim, Eric LaRue, Amy Lane.

Members absent: Jim Hoyt, Carl Cowgill, Wayne Omps, Mary Ellen Largent, Susan Parker.

II. MEETING MINUTES

On an Amy Lane/Brenda Hutchinson motion, the minutes from the August 23, 2011 meeting were unanimously approved.

III. WAIVER REQUEST – MORGAN COUNTY SUBDIVISION REGULATIONS
SECTION 11.3 – MOBILE HOME PARKS

- A. Miller, Vernon & Doris
Property location:
228 Willey Lane
Great Cacapon, WV
.8 acres, Tax Map 8A, Parcels 31 & 32

Property owner is requesting the placement of a second single wide mobile on the above referenced property without having to comply with the Mobile Home Park requirements listed in Section 11.3 of the Morgan County Subdivision Regulations. Two single wide mobile homes had been placed there previously; one was removed due to the condition of the home.

Waiver Request: Requesting waiver of Section 11.3 – Mobile Home Parks, Morgan County Subdivision Regulations.

Staff had provided photographs of the site to assist the Planning Commission members with their review of the request.

The applicants currently have one single wide mobile home and one single family residence located on two lots totaling approximately 0.85 acres. There is public sewer available for three residences. Water is provided by one well, through the use of a pump

house. There is one entrance off of Willey Lane with ample parking available for all three residences.

The concerns that were discussed focused on the lack of public water as required by the ordinance and the reduced size of the lot.

The Mobile Home Park requirements state that more than one mobile home placed on a lot constitutes a mobile home park unless the units are occupied by family with the stipulation that there can be no more than two mobile homes per one acre. The ordinance also requires that mobile home parks have public water and sewer, along with other road and setback requirements. The ordinance also states that the minimum lot size for lots served by well and septic is one acre.

The applicant is requesting to place a second mobile home on a lot that currently has two rental units already, one mobile home and one single family residence. This would total three rental units on a lot that is approximately .85 acres in size. These units are to be served by public sewer and private well.

Due to the lack of public water and the reduced size of the lot, the Planning Commission, on a Scott Swaim/Eric Larue motion, unanimously denied the waiver request of Section 11.3, Mobile Home Parks, Morgan County Subdivision Regulations.

IV. DISCUSSION

A. Chesapeake Bay Accountability Grant Award Scope of work and scheduling of project

Planning Commission President, Jack Soronen updated the group on the grant that was awarded to the county by the West Virginia Department of Environmental Protection in the amount of \$10,000.00.

The project will consist of comparison reviews, economic impact studies and public forums relating to stormwater management. The end product will be the production of educational handouts for developers and contractors outlining various methodologies of stormwater management. Richard Parks, consulting engineer for the Planning Commission and who will be spearheading the project, stated that it should take approximately 60 days to produce a draft for the Planning Commission to review.

B. Marcellus Shale Committee Update

Morgan County Commissioner, Brenda Hutchinson, updated the group on the progress of the Marcellus Shale subcommittee that she is an active part of. The group is organizing a field trip to Wetzel County to tour Marcellus Shale drilling sites there. The tour is being provided by the Wetzel County Action Group members and is tentatively scheduled for

October 18, 2011. Ms. Hutchinson stated that if any of the Planning Commission members were interested that they are welcome to attend and to please let her know as soon as possible. The action group has requested that there be no more than 20 participants.

V. ADJOURNMENT

The meeting adjourned at 8:05 p.m.